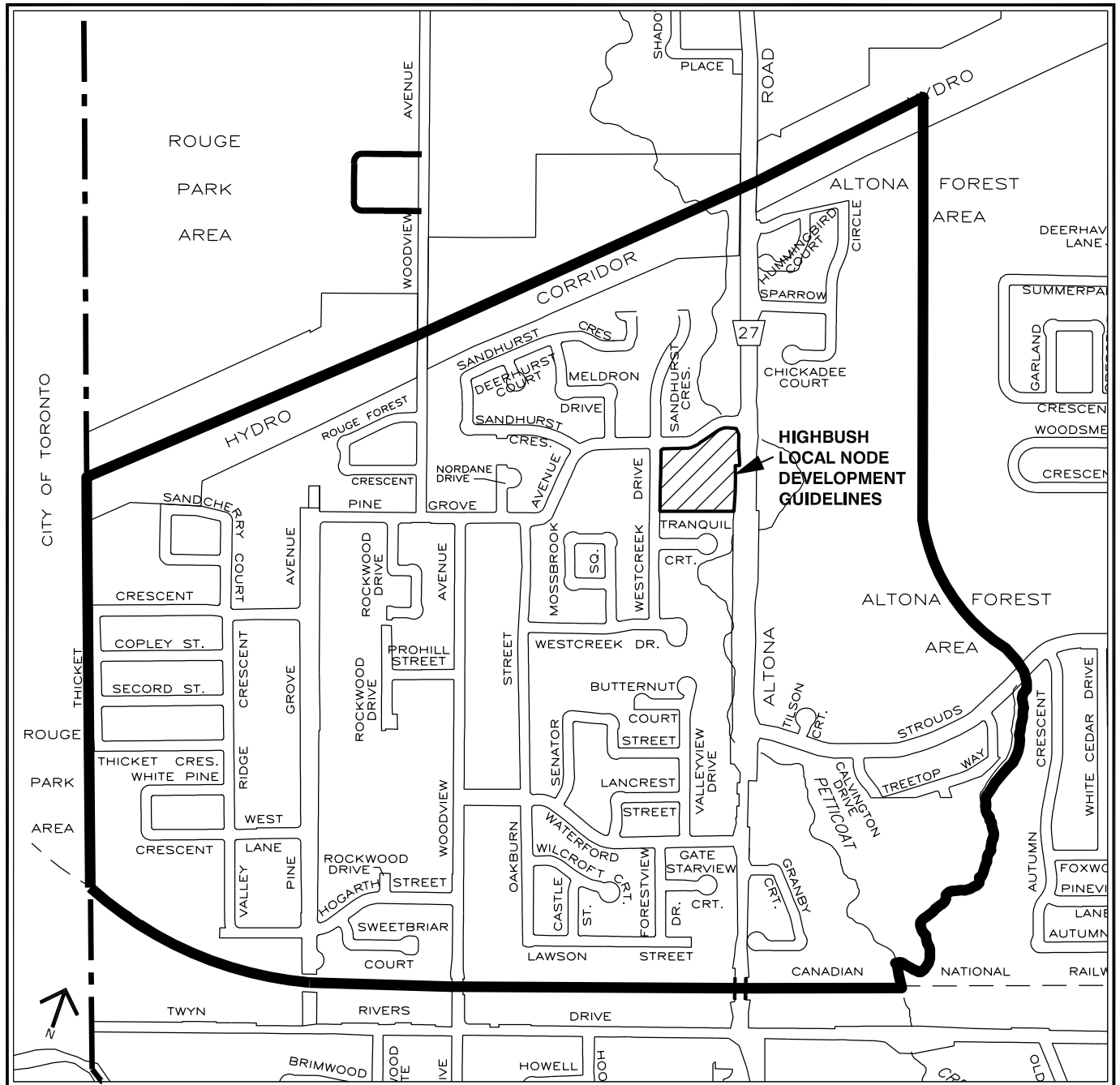




## Highbush Neighbourhood

### Section J1

# Highbush Local Node DEVELOPMENT GUIDELINES



# **Highbush Local Node Development Guidelines**

*The following Highbush Local Node Development Guidelines were adopted by Pickering Council on December 20, 1993.*

The Highbush Local Node recognizes an integrated mixed use development at the southwest corner of Pine Grove Avenue and Altona Road. Because of the node's location adjacent to existing detached residential development, and at the entrance to the larger neighbourhood, it is important that development not only be sensitive to its context, but also serve as a focal point for the neighbourhood. The following guidelines address four important design considerations that will influence the form of development within the Node.

## **J1.1 Streetscape Design**

Development should establish appropriate streetscapes on all three road frontages in the following manner:

- (i) Residential units should be oriented towards the streets.
- (ii) There should be direct vehicular access to perimeter residential units, where possible.
- (iii) Building setbacks should be minimized to allow buildings to be located close to the streets.
- (iv) The amount of surface parking between buildings and street edges should be minimized.
- (v) Buildings of a high architectural quality that utilizes varied architectural detailing, materials, and colours should be encouraged.

## **J1.2 Neighbourhood Focal Point**

Development should establish a focal point at the intersection of Altona Road and Pine Grove Avenue, as well as for the adjacent neighbourhood, by having regard for the following matters:

- (i) Buildings along Altona Road should generally have the bulk of their massing parallel to Altona Road, with overall heights between approximately two and five storeys.
- (ii) To enhance long distance views of the Precinct, special attention should be given to building roof-lines, and facade treatment of multi-storey buildings in this location.

### **J1.3 Compatible Built Form**

Development should minimize impacts on the existing adjacent residential neighbourhood by having regard for the following matters:

- (i) Buildings should be of a height that minimizes the impact of shadowing and loss of privacy on surrounding dwellings.
- (ii) Architectural detailing of building elements such as roof-lines, windows, and exterior materials should complement, and be compatible with surrounding built form.
- (iii) Potentially obtrusive features, such as garbage storage, handling facilities and parking areas, should be located in areas and appropriately screened in a manner that reduces their impact on adjacent residential uses.

### **J1.4 Open Space**

Development of the Node should provide sufficient open space areas for residents, and be fully integrated with the open space network of the surrounding neighbourhood by having regard for the following matters:

- (i) There should be a well-developed system of walkways that connects the site with the existing sidewalks (the primary emphasis for neighbourhood connections is in an east-west direction).
- (ii) Pedestrian connections to a future Pickering Trail system should also be accommodated (the primary emphasis for the community-wide trail is in a north-south direction, adjacent to Altona Road).
- (iii) Suitable open space (including a play area) shall be provided for any residential component of a development proposal.
- (iv) The northeast corner of the site should be a multi-purpose area that supports the functions described below:
  - an extension of ground floor retail uses (the area could become an integral part of the mixed use development that functions as an outdoor patio or plaza to the multi-storey building);
  - a node along the Pickering Trail system (the area could be developed as an informal resting area for the trail); and
  - a primary entrance to the Trail System from the adjacent neighbourhood.